

INDEX

to Volume XXV

January 1957

through

October 1957

The Appraisal Journal

ACCESS RIGHTS

- in partial takings, 398-399
- limitations on, 445-446, 619-620
- loss to shopping center, 108-109
- measure of damages for loss of, 182-188
- treatment of highest and best use, 184-185

Acquisition of Land for Future Highway Use. HIGHWAY

RESEARCH BOARD. Reviewed, 467-468

AGRICULTURE

- appraisal of a grain farm, 589-597
- controls and supports, 68-70
- farm problems of, 65-73
- soil bank for, 70-71
- stabilization board for, 71-72

AIRPORT

- and traffic control, 385-386
- appraisal of, 381-390
- classification of, 382
- location factors for, 382-385
- operational factors of, 386-389

AMERICAN INSTITUTE OF REAL ESTATE AP-

PRAIERS, 6-7, 119-160, 281-318, 471-478

APARTMENT

- expense data of 680's, 8-21
- income data in appraisal of, 409-416

APARTMENT, ELEVATOR

- operating expense schedules of, 16-20

APARTMENT, WALK-UP

- analysis of operating statements of, 521-526
- income approach in appraisal of, 523-524
- operating expense schedules of, 12-15
- reconstructing operating statement of, 521-526

APPRAISAL

- zoning pitfalls in, 585-588

APPRAISAL, RE-USE, 325-336

Appraisal and Valuation Manual, 2nd ed. AMERICAN

SOCIETY OF APPRAISERS. Reviewed, 278

"THE APPRAISAL DOCKET," 108-111, 265-269,

445-451, 619-624

APPRAISAL REPORT, 533-543

- forms for, 536, 538-540, 542
- minimum requirements for, 541-543
- preparation of, 535-537
- types of, 534-535

APPRAISER

- and law of eminent domain, 60-61, 62-64
- preparing for condemnation case, 81-88

APPROACHES, see also, COST APPROACH, INCOME AP-
PROACH, MARKET DATA APPROACH

why three, 391-392

The Art of Cross-Examination. WELLMAN. Reviewed, 632

ASSESSMENT

- equality prime requisite of, 236-243
- evaluating the, 236-243

AUTHORS (Index of)

- Adverse Trends in Older Shopping Districts, 441-444
- Aldis, Graham. Some Fresh Facts about Office Building Operations, 89-90
- Alper, Zalman Y. The Septic Tank System of Sewage Disposal, 189-192
- Appel, James R. Zoning Pitfalls for the Appraiser, 585-588
- Ash, Fred C. "The Appraisal Docket," 108-111, 265-269
- Beman, Arthur K. Appraising Shopping Centers, 249-264
- Boettcher, Lloyd D. Appraisal of a Flowage Easement, 35-38
- Bowes, Eugene G. The Appraisal of Secondary Stores, 426-430; How to Use the Residual Techniques, 27-34
- Branscomb, Harvie, Jr. Postponing Income Taxes on Real Estate Transactions, 598-602
- Brunsmann, Howard G. Population Migration—Who's Moving Where, 74-80
- Cherney, Richard A. The Why and How of Deterioration, 404-408
- Davidson, William R. Retailing—Some Significant Current Developments, 91-98
- Davis, W. D. How to Appraise Grain Farms, 589-597
- Dolman, John P. Composition of the Professional Appraisal Report, 533-543
- Dunlap, Donald C. Highway and Toll Road Taking, 22-26
- Eckert, Fred W. Operative Comparisons—The Hotel vs. the Motel, 356-372
- Edman, J. J. "The Appraisal Docket," 445-451, 619-624
- Edmonds, E. C. The Mortgage Market, 215-222
- Ellwood, L. W. Analysis and Reconstruction of Operating Statements of Walk-up Apartments, 521-526
- Enfield, Clifton W. Special Benefits and Right of Way Acquisition, 551-565
- Fullerton, Paul. The Planned Industrial Development from the Appraiser's Viewpoint, 244-248
- Gardiner, Mac. An Approach to Proximity Damage, 193-197
- Greenstreet, Kelvin. Why 3 Approaches to Value? 391-392
- Hall, Frank D. How Shopping Centers Are Financed, 350-355
- Hamman, Charles L. The Concept of Regional Development, 499-504
- Hannoch, Franklin. The Unpredictable Service Station, 373-380
- Hansen, Victor. The Expert Appraiser as the Focal Point in Preparation of a Condemnation Case for Trial, 81-88
- Hartley, Joseph R. The St. Lawrence Seaway—A New Erie Canal?, 223-235
- Hoddeson, David. Cracked Facade, 527-532
- Holbrook, M. Jeffery. How to Appraise a Bowling Alley, 544-550

INDEX

to Volume XXV

January 1957

through

October 1957

The Appraisal Journal

ACCESS RIGHTS

- in partial takings, 398-399
- limitations on, 445-446, 619-620
- loss to shopping center, 108-109
- measure of damages for loss of, 182-188
- treatment of highest and best use, 184-185

Acquisition of Land for Future Highway Use. HIGHWAY

RESEARCH BOARD. Reviewed, 467-468

AGRICULTURE

- appraisal of a grain farm, 589-597
- controls and supports, 68-70
- farm problems of, 65-73
- soil bank for, 70-71
- stabilization board for, 71-72

AIRPORT

- and traffic control, 385-386
- appraisal of, 381-390
- classification of, 382
- location factors for, 382-385
- operational factors of, 386-389

AMERICAN INSTITUTE OF REAL ESTATE AP-

PRAISERS, 6-7, 119-160, 281-318, 471-478

APARTMENT

- expense data of 680's, 8-21
- income data in appraisal of, 409-416

APARTMENT, ELEVATOR

- operating expense schedules of, 16-20

APARTMENT, WALK-UP

- analysis of operating statements of, 521-526
- income approach in appraisal of, 523-524
- operating expense schedules of, 12-15
- reconstructing operating statement of, 521-526

APPRAISAL

- zoning pitfalls in, 585-588

APPRAISAL, RE-USE, 325-336

Appraisal and Valuation Manual, 2nd ed. AMERICAN

SOCIETY OF APPRAISERS. Reviewed, 278

"THE APPRAISAL DOCKET," 108-111, 265-269,

445-451, 619-624

APPRAISAL REPORT, 533-543

- forms for, 536, 538-540, 542
- minimum requirements for, 541-543
- preparation of, 535-537
- types of, 534-535

APPRAISER

- and law of eminent domain, 60-61, 62-64
- preparing for condemnation case, 81-88

APPROACHES, see also, COST APPROACH, INCOME AP-
PROACH, MARKET DATA APPROACH

why three, 391-392

The Art of Cross-Examination. WELLMAN. Reviewed, 632

ASSESSMENT

- equality prime requisite of, 236-243
- evaluating the, 236-243

AUTHORS (Index of)

- Adverse Trends in Older Shopping Districts, 441-444
- Aldis, Graham. Some Fresh Facts about Office Building Operations, 89-90
- Alper, Zalman Y. The Septic Tank System of Sewage Disposal, 189-192
- Appel, James R. Zoning Pitfalls for the Appraiser, 585-588
- Ash, Fred C. "The Appraisal Docket," 108-111, 265-269
- Beman, Arthur K. Appraising Shopping Centers, 249-264
- Boettcher, Lloyd D. Appraisal of a Flowage Easement, 35-38
- Bowes, Eugene G. The Appraisal of Secondary Stores, 426-430; How to Use the Residual Techniques, 27-34
- Branscomb, Harvie, Jr. Postponing Income Taxes on Real Estate Transactions, 598-602
- Brunsmann, Howard G. Population Migration—Who's Moving Where, 74-80
- Cherney, Richard A. The Why and How of Deterioration, 404-408
- Davidson, William R. Retailing—Some Significant Current Developments, 91-98
- Davis, W. D. How to Appraise Grain Farms, 589-597
- Dolman, John P. Composition of the Professional Appraisal Report, 533-543
- Dunlap, Donald C. Highway and Toll Road Taking, 22-26
- Eckert, Fred W. Operative Comparisons—The Hotel vs. the Motel, 356-372
- Edman, J. J. "The Appraisal Docket," 445-451, 619-624
- Edmonds, E. C. The Mortgage Market, 215-222
- Ellwood, L. W. Analysis and Reconstruction of Operating Statements of Walk-up Apartments, 521-526
- Enfield, Clifton W. Special Benefits and Right of Way Acquisition, 551-565
- Fullerton, Paul. The Planned Industrial Development from the Appraiser's Viewpoint, 244-248
- Gardiner, Mac. An Approach to Proximity Damage, 193-197
- Greenstreet, Kelvin. Why 3 Approaches to Value? 391-392
- Hall, Frank D. How Shopping Centers Are Financed, 350-355
- Hamman, Charles L. The Concept of Regional Development, 499-504
- Hannoch, Franklin. The Unpredictable Service Station, 373-380
- Hansen, Victor. The Expert Appraiser as the Focal Point in Preparation of a Condemnation Case for Trial, 81-88
- Hartley, Joseph R. The St. Lawrence Seaway—A New Erie Canal?, 223-235
- Hoddeson, David. Cracked Facade, 527-532
- Holbrook, M. Jeffery. How to Appraise a Bowling Alley, 544-550

- Kazdin, S. Edwin. How to Use Income Data in the Appraisal of Apartment Property, 409-416
- Kelley, William T. How Buyers Shop for a New Home, 209-214
- Kelly, John F. Residences and Freeways, 505-520
- Kniskern, Philip W. Re-use Land Utilization Studies and Advisory Consultation, 325-336
- McGavin, Charles T. New Techniques in Downtown Parking Facilities, 39-53
- Maisel, Sherman J. The Business of Real Estate Brokerage Current Performance and Future Potential, 337-349
- Manheim, Uriel. Residential Growth Patterns in Metropolitan Areas, 431-440
- Mansfield, William A. Special Benefits and Right of Way Acquisition, 551-565
- Matthews, Myron L. "Building Costs & Trends," 99-107, 270-274, 452-460, 625-628
- Nelson, R. Lincoln. FHA Operating Expense Data in 608 Housing, 8-21
- Nelson, Richard Lawrence. Outlying Shopping Centers vs. Downtown Retail Trade, 485-498
- Podd, George C. Significant Postwar Trends in Hotel Operations, 603-617
- Randall, William J. Measure of Damages to Land Because of Loss of Access, 182-188
- Rogers, Russell R. Partial Taking, 393-403
- Rountrey, J. Edward. Appraising the Assessment, 236-243
- Schaaf, Albert H. The Business of Real Estate Brokerage Current Performance and Future Potential, 337-349
- Shapiro, Irving D. The Flexibility of Long-Term Leases, 166-181
- Shelger, Kurt S. Technique of Analyzing Residential Areas, 566-574
- Shyroch, Henry S., Jr. Population Migration—Who's Moving Where, 74-80
- Slonim, M. J. Injustices of Eminent Domain, 421-425
- Thalhimer, Morton G. Appraisal of Conventional and Drive-in Theatres, 575-584
- Thies, C. Kenneth. The Law of Eminent Domain, Its Origin and Development, 54-64
- Thomson, J. Cameron. Toward a Healthier Farm Economy, 65-73
- Turner, Robert C. Basic Forces of Economic Change, 198-208
- Wadlington, I. L. How to Appraise Airports, 381-390
- Waters, L. Leslie. The St. Lawrence Seaway—A New Erie Canal?, 223-235
- White, John R. Capitalization Rates and the Current Money Market, 417-420
- AWARDS**
review of condemnation, 61-62
- BENEFITS**, 394-395, 401-403
and right of way acquisition, 551-565
classification of, 553-554
law of, 551-552
set-off rules for, 555-556
three tests to determine, 552-553
- BOWLING ALLEY**
appraisal of, 544-550
market analysis for, 546
parking ratio for, 547
percentage rates for concessions, 548
- BRANCH DEPARTMENT STORE**, see, **DEPARTMENT STORE, BRANCH**
- BROKER, REAL ESTATE**
age and experience of, 341-342
education and training of, 342
functions of, 339-340
income earned, 342-343
many occasional participants, 340-341
women as, 342
- BROKERAGE, REAL ESTATE**
business of, 337-349
current status of, 338-344
future of, 344-349
net earnings from, 342-343
number of occasional workers in, 340-341
size of average firm, 338
women in, 342
- Building Cost Manual*. CHICAGO REAL ESTATE BOARD.
Reviewed, 276
- "BUILDING COSTS & TRENDS," 99-107, 270-274, 452-460, 625-628
- BUILDING RESIDUAL METHOD**
how to use, 30-31
- Building U.S.A.* editors of *Architectural Forum*. Reviewed, 468
- BUSINESS MANAGEMENT**, see, **MANAGEMENT, BUSINESS**
- CAMP**
value for partial taking, 449-450
- Capital Formation in Residential Real Estate*, GREBLER, BLANK, and WINNICK. Reviewed. 630-631
- CAPITAL GAINS**
and real estate transactions, 598-602
- CAPITALIZATION RATE**
and tight money market, 417-420
- CEMETERY**
partial taking of, 447-449
- CENTRAL BUSINESS DISTRICT**
and growth of interceptor retail districts, 486-487
future of, 492-493
retail trends of, 488-490
versus shopping centers, 485-498
- City of Los Angeles v. Cole et al*, 110-111
- CLAS, A. R., 48
- CLAY**
law as to value of, 268-269
- COMMERCIAL PROPERTY**, see, **SECONDARY STORES, SHOPPING CENTER**
- COMMISSIONERS**
use in condemnation, 58
- COMMITTEE FOR ECONOMIC DEVELOPMENT**, 65-73
- COMMODITY CREDIT CORPORATION**, 69
- COMPARABILITY**
and law of eminent domain, 59
- COMPENSATION**
for traffic diversion, 108-109
- CONDEMNATION**, see also, **EMINENT DOMAIN**
adequacy of notice, 265-266
cost approach improper basis, 266-268
damages for loss of public trees, 266
estimating highway proximity damage, 193-197

- injustices of, 421-425
 law as to natural resources, 268-269
 measuring damages for loss of access, 182-188
 partial taking by, 393-403
 partial taking of camp, 449-450
 partial taking of cemetery, 447-449
 review of awards, 61-62
 taking must be for genuine public use, 622
 unproved oil rights may be considered, 623
- CONSEQUENTIAL DAMAGES**, see, **DAMAGES, CONSEQUENTIAL**
- CONSTRUCTION COSTS**, 99-107, 270-274, 452-460
 for public schools, 271-274
 for theatres, 580, 583-584
 underpricing, 270-271
- CONSTRUCTION, RESIDENTIAL**
 growth patterns in, 431-440
 levels and intensity rate of, 431-440
- COST APPROACH**
 in appraisal of secondary stores, 427-428
 in grain farm appraisal, 593
 not valid in condemnation award, 266-268
- COUNSELOR, REAL ESTATE**
 importance in redevelopment projects, 332-336
- DAMAGES, CONSEQUENTIAL**, 394, 397-398
 due to loss of access, 182-188
- DAMAGES, PROXIMITY**
 in right of way acquisitions, 22-26
 method of estimating, 193-197
- DAMAGES, SEVERANCE**, 394, 395-396
 in right of way acquisitions, 22-26
- The Delineation and Structure of Rental Housing Areas.*
 BERKMAN. Reviewed, 116
- DEPARTMENT STORE**, 95
 impact of retail trends on, 97-98, 486-487
- DEPARTMENT STORE, BRANCH**
 in shopping center, 255-256
- DEPRECIATION**
 why and how of deterioration, 404-408
- DETERIORATION**
 why and how of, 404-408
- DISCOUNT HOUSES**
 impact on retailing practices, 93-94
- DIVISION OF HIGHWAYS (Calif.)**
 study of effect of freeways on homes, 505-520
- DRIVE-IN THEATRE**, see, **THEATRE, DRIVE-IN**
- EASEMENT, FLOWAGE**, see, **FLOWAGE EASEMENT**
- Economic Effects of Through Highways By-passing Certain Oregon Communities.* UNIVERSITY OF OREGON. Reviewed, 467
- ECONOMIC FACTOR**
 business management as, 201-202
 population as, 198-199
 role of government as, 202-204
 technology as, 199-201
- ECONOMIC FACTORS**
 affecting national economy, 198-208
- ECONOMIC LIFE**
 one normal term of ownership as, 524-525
- ECONOMY, NATIONAL**, see, **NATIONAL ECONOMY**
- ECONOMY, RURAL**, see, **RURAL ECONOMY**
- EDINGTON, CHANNING**, 48
- EDITORIALS**, 3-5, 163-164, 323-324, 483-484
- EMINENT DOMAIN, LAW OF**, 54-64
 and the appraiser, 60-61, 62-64
 and comparability, 59
 and evidence, 59-60
 and review of awards, 61-62
 injustices of, 421-425
 its origins and development, 54-64
 opinion testimony under, 62-64
 use of commissioners under, 58
- EQUALIZATION**
 prime requisite of assessing, 236-243
- EVIDENCE**
 and law of eminent domain, 59-60
- EXCHANGES**
 and income tax, 601-602
- EXPERT WITNESS**, 81-88
 local experience not always requisite, 446-447
- Expressway Law: an Analysis.* HIGHWAY RESEARCH BOARD. Reviewed, 466-467
- FARM**, see, **AGRICULTURE, GRAIN FARM**
- Farm Policies of the United States, 1790-1950.* BENE-PICT. Reviewed, 631
- FARM PROBLEMS**, see, **AGRICULTURE**
- FHA**
 expense data of 608's, 8-21
 minimum room requirements of, 21
- FINANCING**
 and tight money market, 215-222
 long-term lease as instrument for, 166-181
 shopping centers, 350-355
- Flat Top Ranch, The Story of a Grassland Venture.*
 ALLRED AND DYKES. Reviewed, 466
- FLOWAGE EASEMENT**
 appraisal of, 35-38
 court decision as to value of, 109-110
- Ford v. City of Worcester*, 623-624
- FORMS**
 work sheets for appraisal, 536, 538-540
- FRANCHISE DEALER**
 decline in retailing picture, 96
- The Future of Arid Lands.* WHITE. Reviewed, 463-464
- GOVERNMENT**
 as economic force, 202-204
- GRAIN FARM**
 appraisal of, 589-597
- Guides for Community Planning.* AMERICAN SOCIETY OF PLANNING OFFICIALS. Reviewed, 278
- Handbook of Real Estate Forms.* FRIEDMAN. Reviewed, 631
- Hellerege v. City of Scottsbluff*, 619
- HIGHEST AND BEST USE**
 in measuring loss of access, 184-185
- HIGHWAY**
 and benefits, 551-565
 and loss of turn-around use, 186-187
 and proximity damage, 22-26, 193-197
 and severance damage, 22-26
 effect of controlled on homes, 22-26, 505-520
 effect on value, 399-401, 505-520
 estimating proximity damages of, 193-197
 influence of distance on home values, 512-517

- measuring loss of access, 182-188
 partial takings for, 22-26, 393-403
 proximity effect on home values, 512-517
 right of way acquisitions for, 22-26, 393-403, 551-565
- HOTEL**
 and motel operations compared, 356-372
 chains, 612
 modernization, 610-611
 operating factors of, 356-372, 603-617
 operating statistics on, 613-617
 postwar operational trends, 603-617
 residential, 606-607
 resort, 611-612
 trend in food and beverage sales, 605-606
 trend in profits, 604-606
 trend in room rates, 604-605
- How Shall We Grow?* CHARLESTON COUNTY PLANNING BOARD. Reviewed, 116
- How to Profit by Rehabilitating Real Estate.* GEER. Reviewed, 632
- How to Sell Real Estate by the Sell-an-Idea Technique.* COOK. Reviewed, 631
- INCOME APPROACH**
 in apartment appraisal, 409-416
 in grain farm appraisal, 593-596
 in secondary store appraisal, 428-429
 in walk-up apartment appraisal, 523-524
 using residual techniques in, 27-34
- INCOME TAX**
 deferring on real estate transactions, 598-602
- INDUSTRIAL PROPERTY**, see, **PLANNED INDUSTRIAL DEVELOPMENTS**
 planned developments for, 244-248
 value in condemnation, 620-622
- The Industrial Structure of American Cities.* ALEXANDERSSON. Reviewed, 277
- INFILTRATION**
 and neighborhood analysis, 570-571, 573-574
- INHARMONIOUS USE**, 570-571, 573-574
- Institutional Residential Mortgage Lending in Los Angeles County, 1946-1951.* GILLIES and CURTIS. 277
- INVESTMENT**
 shopping center as, 527-532
- Just Compensation.* KALTENBACH. Reviewed, 464
- LAND RESIDUAL METHOD**
 how to use, 27-30
- LAND UTILIZATION**
 in redevelopment projects, 325-336
- Landlord and Tenant.* LESSAR. Reviewed, 631
- Langley Shopping Center, Inc. et al v. State Road Comm.*, 108-109, 619-620
- LATIN AMERICA**
 retail developments in, 487-488
- LEASE, LONG-TERM**, 166-181
 advantages of, 167-168
 computing decreasing rental for, 173
 computing deferred rental for, 174
 computing flat rental for, 171-172
 computing increasing rental for, 172-173
 computing rentals for, 171-176
 computing step-down rental for, 174-175
 computing step-up rental for, 176
 flexibility of rental provisions of, 169-171
 security provisions of, 168-169
- LOCATION**
 for shopping center, 495-497
 Reilly's law on, 496-497
- MANAGEMENT, BUSINESS**
 as economic force, 201-202
- Managing the Tenant-Operated Farm.* WALLACE and BENEKE. Reviewed, 467
- MARKET ANALYSIS**
 for bowling alley, 546
 for shopping center, 257-260, 497
 of home buyers' motivations, 209-214
- MARKET DATA APPROACH**
 in grain farm appraisal, 596
 in secondary store appraisal, 429
- MARKET VALUE**, see, **VALUE, MARKET**
- METROPOLITAN AREAS**
 residential growth patterns of, 431-440
- MEXICO CITY**
 retail developments in, 487-488
- MINERALS**
 law as to value of, 268-269
- Mortgage Lending, Fundamentals and Practice.* BRYANT. Reviewed, 113
- MORTGAGE MARKET**
 analysis of, 215-222
 and capitalization rates, 417-420
 and scarcity of funds, 215-222
 effect of excess demand on, 218-222
- MOTEL**
 and hotel operations compared, 356-372
 operating factors of, 356-372
 operating trends in, 607-609
- MOTION PICTURE THEATRE**, see, **THEATRE, MOTION PICTURE**
- The Mutual Mortgage Insurance Fund.* FISHER and RAPKIN. Reviewed, 113-115
- Muzi v. Commonwealth*, 446-447
- NATIONAL ECONOMY**
 and regional development, 499-504
 basic forces affecting, 198-208
 impact of St. Lawrence Seaway on, 223-235
- NATURAL RESOURCES**
 law as to value of, 268-269
 unproved as evidence of value, 623
- NEIGHBORHOOD**, 566-574
 and city growth, 567-568
 and surrounding areas, 568-569
 characteristics of, 569-570
 effect of inharmonious uses on, 570-571, 573-574
 physical aspects of, 571-573
 social aspects of, 573-574
- NEIGHBORHOOD ANALYSIS**
 technique for, 566-574
- Newton Girl Scout Council v. Massachusetts Turnpike Authority*, 449-450
- NOTICE**
 adequacy of, 265-266
- OFFICE BUILDING**
 operating experience of, 89-90

OPERATING FACTORS

- of airport, 386-389
- of apartment, 8-21
- of hotel, 356-372, 603-617
- of motel, 356-372

OPERATING STATEMENT

- analysis of walk-up apartment, 521-526
- reconstructing, 521-526

Osceola County v. Triple E Development Company, 622

PARKING

- automatic, 49-51
- mechanical, 48-49
- new facilities for, 39-53

Parking and Buying Habits of a Store's Customers.

HIGHWAY RESEARCH BOARD. Reviewed, 277-278

Parking and Its Relationships to Business. HIGHWAY RESEARCH BOARD. Reviewed, 277-278

PARKING FACILITIES

- in shopping center, 256-257
- new design factors for, 39-53
- new techniques for, 39-53

Parking Guide for Cities. BUREAU OF PUBLIC ROADS. Reviewed, 277

Parking—Legal, Financial, Administrative. ENO FOUNDATION. Reviewed, 155

PARKING LOT

- taking for same use, 111

Parking Progress. APPLIED PARKING TECHNIQUES. Reviewed, 115-116

PARKING RATIO

- for bowling alley, 547

PARTIAL TAKING, 393-403

- and benefits, 394-395, 551-565
- and damages, 394-398, 401-403
- involving access rights, 398-399
- of cemetery, method allowed, 447-449
- of girls camp, method allowed, 449-450

People v. Russell, 445-446

Phillips v. United States, 623

PLANNED INDUSTRIAL DEVELOPMENTS

- average size of, 245
- disposal of sites in, 247-248
- importance of controls in, 246-247
- site requirements of, 246

PLANNING

- concept of regional, 499-504

Plant Location. YASSEN. Reviewed, 276

The Plant, the Office, and the City, Part II. TAX INSTITUTE, INC. Reviewed, 116

POPULATION

- area growth rates different, 76
- as economic force, 198-199
- growth projections, 74-76
- migratory aspects of, 74-80
- regional shifts in, 77-78

POPULATION MIGRATION, 74-80

- a two-way affair, 77
- and age composition, 76-77, 78
- creates markets, 79-80
- education increases, 79

Preparing Your City for the Future. GARRABRANT. Reviewed, 115

Proceedings of Right of Way Acquisition Conference. ADAMS. Reviewed, 467

PROFESSIONALIZATION

- of real estate brokerage, 344-349

PROPERTY RESIDUAL METHOD

- how to use, 31-34

PROXIMITY

- effect of highway on home value, 512-517

PROXIMITY DAMAGE, see, **DAMAGE**, **PROXIMITY**

Real Estate and City Planning. NELSON and ASCHMAN. Reviewed, 629-630

Real Estate Appraisal Manual. KNOWLES and PERVEAR. Reviewed, 465

REAL ESTATE BROKER, see, **BROKER**, **REAL ESTATE**

REAL ESTATE BROKERAGE, see, **BROKERAGE**, **REAL ESTATE**

REAL ESTATE COUNSELOR, see, **COUNSELOR**, **REAL ESTATE**

Recruiting and Selecting Office Employees. MANDELL. Reviewed, 632

REDEVELOPMENT AGENCY

- position in redevelopment project, 328-331, 332

REDEVELOPMENT PROJECT

- and redevelopment agency, 328-331, 332
- function of counselor in, 334-336
- importance of resale program, 330-331, 335-336
- re-use appraisal for, 325-336
- re-use studies for, 325-336
- typical pattern of, 327-328

REGIONAL DEVELOPMENT, 499-504

- concept of, 499-500

REILLY'S LAW OF RETAIL GRAVITATION, 496

RENTAL

- under long-term lease, 166-181

RESIDENTIAL DEVELOPMENT

- effect of controlled access highway on, 505-520

RESIDENTIAL PROPERTY, see also, **APARTMENT**, **SINGLE-FAMILY HOME**

- and neighborhood analysis, 566-574
- building levels, 431-440

- effect of freeways on value of, 505-520

- growth patterns in metropolitan areas, 431-440

RESIDUAL TECHNIQUES, 27-34

- applied to apartment, 412-415
- building residual method in, 30-31
- how to use, 27-34
- land residual method in, 27-30
- property residual method in, 31-34

RETAIL DISTRICTS, see, **CENTRAL BUSINESS DISTRICT**, **RETAIL TRADE**, **SHOPPING CENTER**

RETAIL PROPERTY, see, **SECONDARY STORE**

RETAIL TRADE, 91-98

- growth of interceptor centers of, 486-487
- of central business district, 485-498
- of shopping centers, 95, 485-498
- Reilly's Law for, 496

RETAILING, 91-98

- and department store, 95, 97-98
- and planned shopping center, 95
- decline of franchise dealer, 96
- impact of discount houses on, 93-94
- mass marketing trends in, 92-93
- size of average units, 95-96
- social environment for, 91-92

RE-USE APPRAISAL, see, **APPRAISAL**, **RE-USE**

RIGHT OF WAY

- acquisition and special benefits, 551-565
- partial takings for, 22-26, 393-403
- Right-of-Way, 1956. HIGHWAY RESEARCH BOARD. Reviewed, 466*

ROCK

- law as to value of, 268-269

RURAL ECONOMY

- farm problems in, 65-73

- St. Agnes Cemetery v. State, 447-449*

ST. LAWRENCE SEAWAY

- described, 225-229
- economic results of, 224-225
- impact on economy, 223-235
- trade area of, 229-234

SALES, REAL ESTATE

- deferring income taxes on, 598-602

SAND

- law as to value of, 268-269

SECONDARY STORE

- adverse trends in outlying, 441-444
- and cost approach, 427-428
- appraisal of, 426-430

SEPTIC TANK

- disposal system described, 189-192

SERVICE STATION

- appraisal of, 373-380
- construction costs of, 377

SET-OFF RULES

- for special benefits, 555-556
- position of states and courts on, 561-564
- 75 Housing Areas, 1956 Annual Summary. HOUSING SECURITIES, INC. Reviewed, 277*

SEVERANCE DAMAGE, see, DAMAGE, SEVERANCE

SEWAGE DISPOSAL

- septic tank system of, 189-192

SHOPPING CENTER

- adverse trends in older, 441-444
- and branch department store, 255-256
- and independent promoter, 351
- and loss of access, 108-109
- and merchandising promoter, 351-352
- and Reilly's Law, 496-497
- and stock company promoter, 352
- appraising, 249-264
- as investment, 527-532
- classifications of, 253-255, 485-486
- development in Latin America, 487-488
- effect on central business district, 491-492
- financial condition of corporate, 527-532
- financial difficulties of, 527-532
- future of, 493-495
- growth of interceptor, 486-487
- how financed, 350-355
- in Mexico City, 487-488
- in retailing trends, 95
- location techniques for, 495-497
- market analysis for, 257-260, 497
- operating factors of, 260-261
- parking facilities for, 256-257
- too many, 527-532
- versus downtown retail trade, 485-498
- Shopping Centers, Locating Controlled Regional Centers. KELLEY. Reviewed, 115*

- Shopping Centers: Planning and Management. SMITH. Reviewed, 464-465*

- Shopping Centers Re-Studied, Part I and II. MCKEEVER. Reviewed, 465-466*

SINGLE-FAMILY HOME

- effect of freeways on value of, 505-520
- how buyers shop for, 209-214
- market analysis for sale of, 209-214

608's

- operating expense data of, 8-21
- Small Commercial Buildings. SNIBBE. Reviewed, 632*
- State v. Dockery, 620-622*

- The Suburbanization of Administrative Offices in San Francisco Bay Area. FOLEY. Reviewed, 467*

SUPPLY AND DEMAND

- effect on mortgage market, 215-222

- Tate v. City of Malden, 111*

TAX, INCOME, see, INCOME TAX

- Tax Shelter in Real Estate. CASEY. Reviewed, 630*

TECHNOLOGY

- as economic force, 199-201

TESTIMONY

- under law of eminent domain, 62-64

THEATRE, DRIVE-IN

- appraisal of, 575-584
- cost data for, 583-584
- data checklist for, 583-584

THEATRE, MOTION PICTURE

- appraisal of, 575-584
- construction costs for, 580
- data checklist for, 578-579
- equipment costs of, 580

TOLL ROAD, see, HIGHWAY

- Toward New Towns for America. STEIN. Reviewed, 632*

TRAFFIC

- control in airport, 385-386
- highway and home value, 512-517
- no compensation for diversion of, 108-109

TREES

- damages for taking public, 266

TURN-AROUND USE

- damages for loss of, 186-187

TURNPIKE, see, HIGHWAY

- United States v. 44.00 Acres of Land, Etc., 266-268*

- United States v. Land in Dry Bed of Rosamond Lake, 268-269*

- United States v. 2979.72 Acres of Land, Etc., 109-110*

- United States of America v. 2,648.31 Acres of Land, more or less in Counties of Charlotte and Halifax, Virginia, 38*

- Urban Mortgage Lending: Comparative Markets and Experience. NATIONAL BUREAU OF ECONOMIC RESEARCH. Reviewed, 155*

URBAN RENEWAL, see, REDEVELOPMENT PROJECT

VALUE

- why 3 approaches to, 391-392

VALUE, MARKET

- as test for benefit deductibility, 554-555
- condemnation price not evidence of, 110-111
- condition of sale as evidence of, 623-624
- effect of freeways on residential, 505-520

VANAMAN, WALTER, 45-48

Walker v. City of Hutchinson, 265-266

Weibel v. City of Beatrice, 266

WELLS, HEWITT, 44, 45

"WHAT TO READ," 113-117, 276-279, 463-468,
629-632

WOMEN

in real estate brokerage, 342

ZONING

pitfalls in appraising, 585-588

LAND ECONOMICS

A QUARTERLY JOURNAL OF PLANNING, HOUSING & PUBLIC UTILITIES

Articles Appearing in Current Issue

Feather River Water for Southern California JAMES C. DEHAVEN AND JACK HIRSHLEIFER

Commentary: On "Feather River Water for
Southern California" EDWARD NEUNER, J

Land Reform in the Postwar Era KENNETH H. PARSONS

Theory of Urban Land Values PAUL F. WENDT

Mobility, Turnover, and Vacancy Rates ROBERT C. SCHMITZ

The Rural-Urban Fringe Taxation Problem:
A Case Study of Louth Township RALPH R. KRUEGER

Annual Subscription, \$6.00 ★ Single Copy, \$2.00

Published February, May, August, November

STERLING HALL

UNIVERSITY OF WISCONSIN

MADISON

PRINTED IN U.S.A. BY R. R. DONNELLEY & SONS COMPANY, CRAWFORDSVILLE, INDIANA

ES

LEIP

ER, J

ARSON

VER

HMI

UECH

DIAN